

*Downtown Sioux City
a great place.*

“WE MAKE THE CONNECTION.”



Cow Town with an Opera House



Areas of downtown Sioux City...

- Front Door Riverfront Access
- The Yards
- Floyd Boulevard Local Foods Market
- 4th Street Place
- Sioux City School of Architecture



Floyd Blvd. Local
Foods Market

The Yards

4th Street Place

Sioux City School
of Architecture

Front Door
Riverfront Access

We make the connection



Front Door Riverfront Access

Participating State Departments:

DOT, DNR

Participating Federal Departments:

Corps of Engineers

Riverfront Investment

\$14 million public investment
\$3 million private investment



Mr Tym Development

Marina, Restaurant/Hotel
\$1 million public investment
\$10 million private investment



Argosy Casino

\$6 million private investment



Lewis & Clark Interpretive Center

\$3.5 million private investment



Hamilton Blvd. Exchange

\$2.4 million public investment



Great Places Partnership

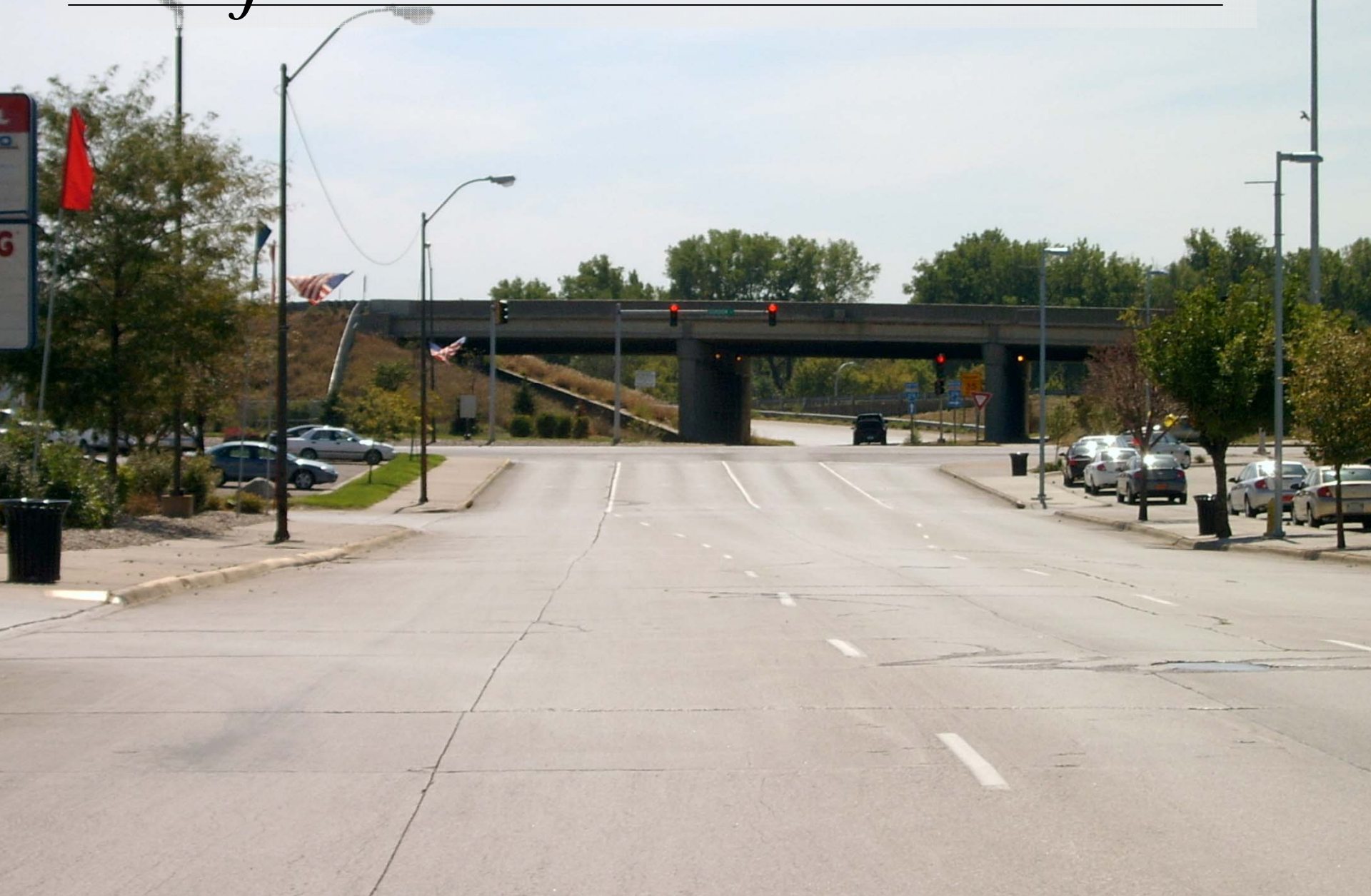
Front Door Riverfront Access Vision Elements:

- Signature Bridge Connecting Downtown
- Connecting Recreational Trails
- Wayfinding Signage
- Front Door Beautification

Reconstruction of I-29

\$120 million public investment
scheduled to begin in 2009

Riverfront Entrance Now

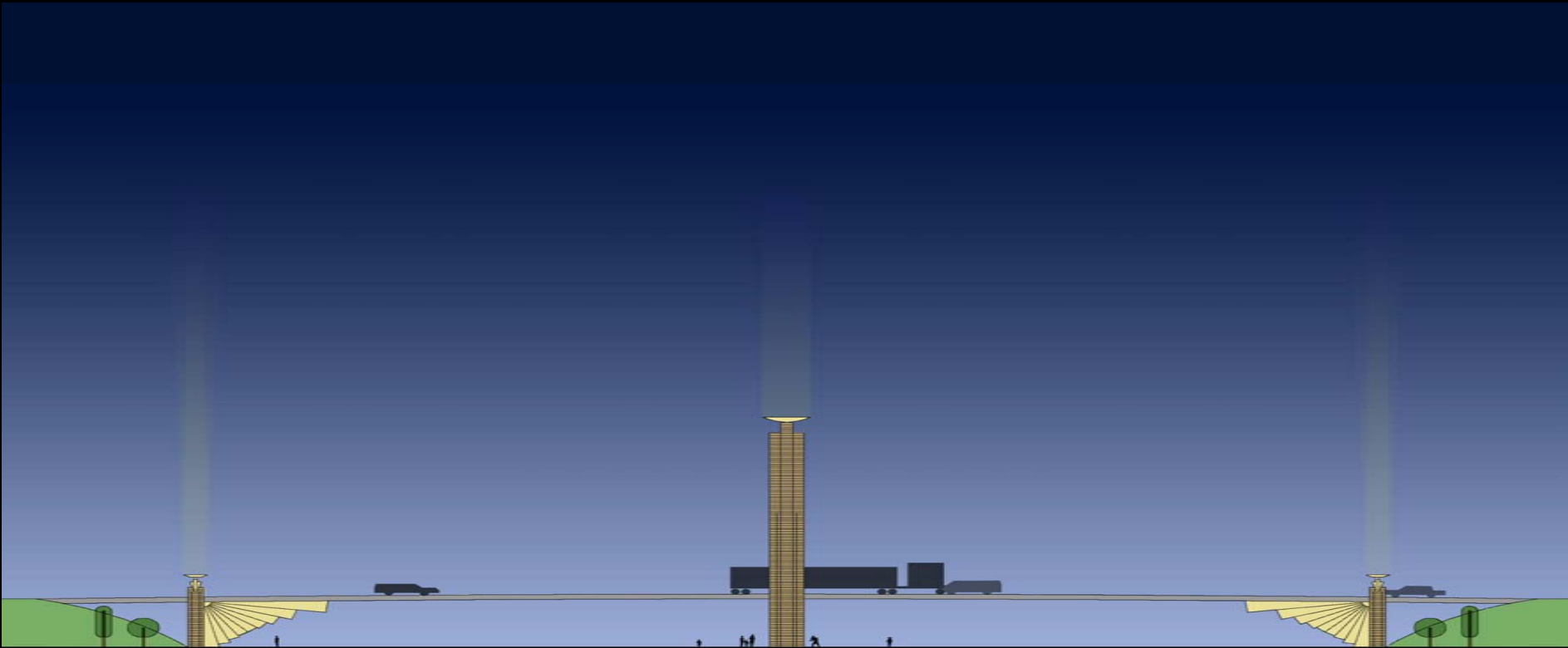


Signature Bridge

\$1.5 million public investment

Open access to the riverfront

The design will embrace historic terra cotta elements



Signature Bridge



Connecting Trails

\$2 million public investment



Wayfinding Signage

\$500,000 public investment



I-29 Beautification

\$3.5 million private/public investment
Move utility lines and new architectural wall



Proposed Elements

Total \$7.5 million

Committed Investment

Total \$159.9 million

I-29

Beautification

Signature Bridge

Wayfinding Signage

Argosy
Casino

Anderson Dance Pavilion

Reconstruction of I-29

Lewis & Clark Interpretive Center

Mr Tym Marina

The Yards

Participating State Departments:

DNR, DOT, IDED, Dept. of Cultural Affairs

Participating Federal Departments:

EDA, HUD, EPA, Corps of Engineers

Yards Public Investment

\$25 million public investment
Infrastructure, Demolition and New Site Prep,
Business Assistance, Landscaping



Curly's Foods Expansion

\$25 million private investment



Commercial Investment

\$12 million private investment
Yards Town Center (anchored by Home Depot)



Future Home Depot Site



Great Places Partnership

Yards Vision Elements:

- Transform the Yards Channel/Interpretive Park
- Demolition of KD Station
- Gordon Drive Bridge Enhancements
- Exterior Restoration of the old Hose House

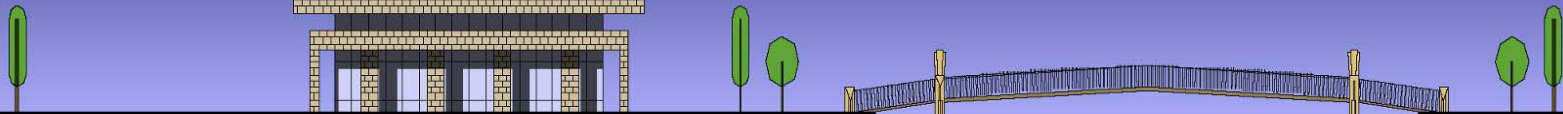
Yards Channel Now



Yards Channel Transformation

\$35 million public investment

Trails, waterway, pedestrian bridges, landscaping, interpretive park



By the 1970's the Sioux City Stockyards was the largest market in the world, processing 1,000,000 dollars worth of livestock a day. Sioux City is home to the third elevated railway system in the country. This site has been and continues to be the immigrant populations point of entry to Sioux City.

KD Station Demolition

\$3 million public investment
\$500,000 state infrastructure fund 2005



Gordon Drive Bridge Design

\$30 million public investment

Gordon Drive Reconstruction planned for 2012

\$2.5 million private investment

Bridge design will embrace historic terra cotta elements



Hose House Restoration

HOSE HOUSE

\$250,000
private investment



Proposed Elements

Total \$40.75 million

Committed Investment

Total \$92 million

Gordon Drive Bridge

KD Station Demolition

Curly's Foods

Channel

Hose House

Executive Design

Yards Town Center

Interpretive Park

Floyd Blvd. Local Foods Market

Participating State/Local Departments:

Dept. of Cultural Affairs, IDED,
Woodbury County Economic Development, Dept. of Agriculture

Participating Federal Department:

USDA Rural Development

Floyd Blvd. Local Foods Market

\$190,000 private investment
24,350 volunteer hours



Floyd Blvd. Market Now



Great Places Partnership

Renovation & Design - \$1.3 million private/public investment



Design by Mollet Architecture

Vision Elements:

- Cooking classes
- Seminars on food issues, agricultural production and marketing
- Marketing space for local vendors
- Restaurant serving local foods
- Multicultural exchange between diverse cultural groups

4th Street Place

Participating Departments:

Board of Regents, Dept. Cultural Affairs, IDED, Workforce Development, Dept. Human Resources – Latino Affairs, State Library of Iowa, Iowa Finance Authority

Historic 4th Street

\$17.7 million private/public investment
Historic Building Restoration, Streetscape,
Facade Improvements, Street Improvements



Promenade Cinema

\$2.5 million public investment
\$13 million private investment



Sioux City Convention Center

\$8.8 million public investment



Clarion Hotel

Clarion Renovation
\$2.6 million private
investment



Parking Ramp Now

\$8.4 million public investment - CIP 2006

HERITAGE PARKING Jones Street

↓ VISITORS ↓

CLEARANCE 6' 10"

CLEARANCE 6' 10"



Vision Elements for 4th Street Place

4th Street Place Vision Elements:

- Sioux City Public Museum
- Regents Center
- Connect 4th Street
- Rehabilitate Badgerow Building
- Terra Cotta Design for Parking Ramp

Museum/Regents Location

\$3 million public investment

\$3.5 million private investment

New Location for the Sioux City Public Museum/Regents Center



4th Street Connection

\$2 million public investment



Badgerow Building

\$9 million private investment

Rehabilitate and reopen for
commercial & market
rate housing



Terra Cotta Parking Ramp



Proposed Elements

Total \$17.5 million

Committed Investment

Total \$53 million

Badgerow Building

Museum/Regents

Clarion Renovation

4th Street
Connection

Parking Ramp

Sioux City Convention Center

Promenade Cinema

The Roth Fountain

Historic 4th Street

Sioux City School of Architecture

Participating Departments:

Iowa Finance Authority, Iowa State University,
Dept. of Cultural Affairs, Iowa Legislature

Woodbury County Courthouse

Designated a National Landmark in 1995



The Roth Fountain

Privately funded

The fountain will
include terra cotta steer
head panels from the
Stockyards Exchange
Building



Great Places Partnership

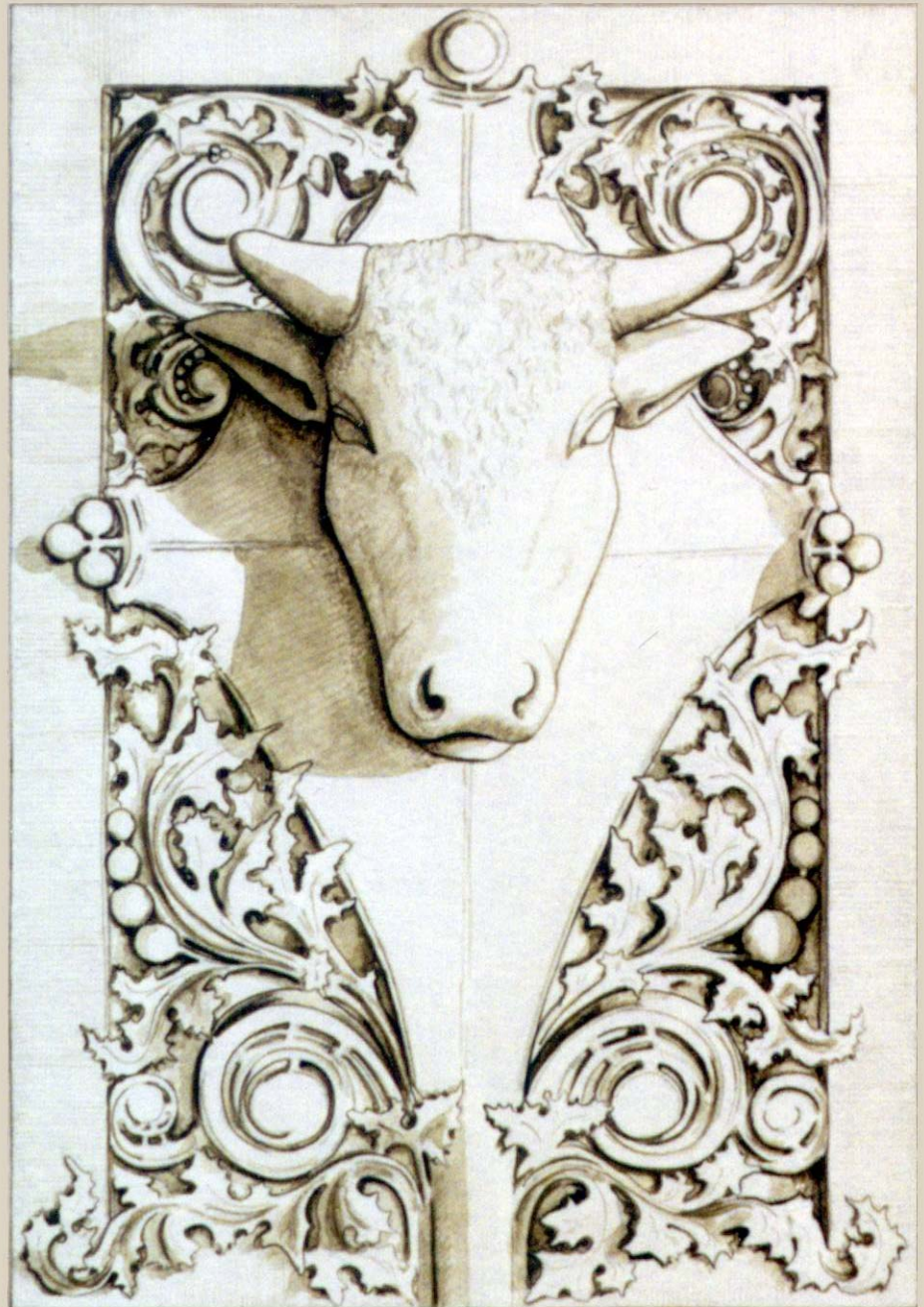
Sioux City School of Architecture Vision Elements:

- Terra Cotta Branding
- Incentive Bundling for Historic Restoration
- Establish a Cultural District
- Regents School of Design

Terra Cotta

A consistent terra cotta
branding element
throughout downtown
Sioux City

Private/Public Funding



Historic Restoration

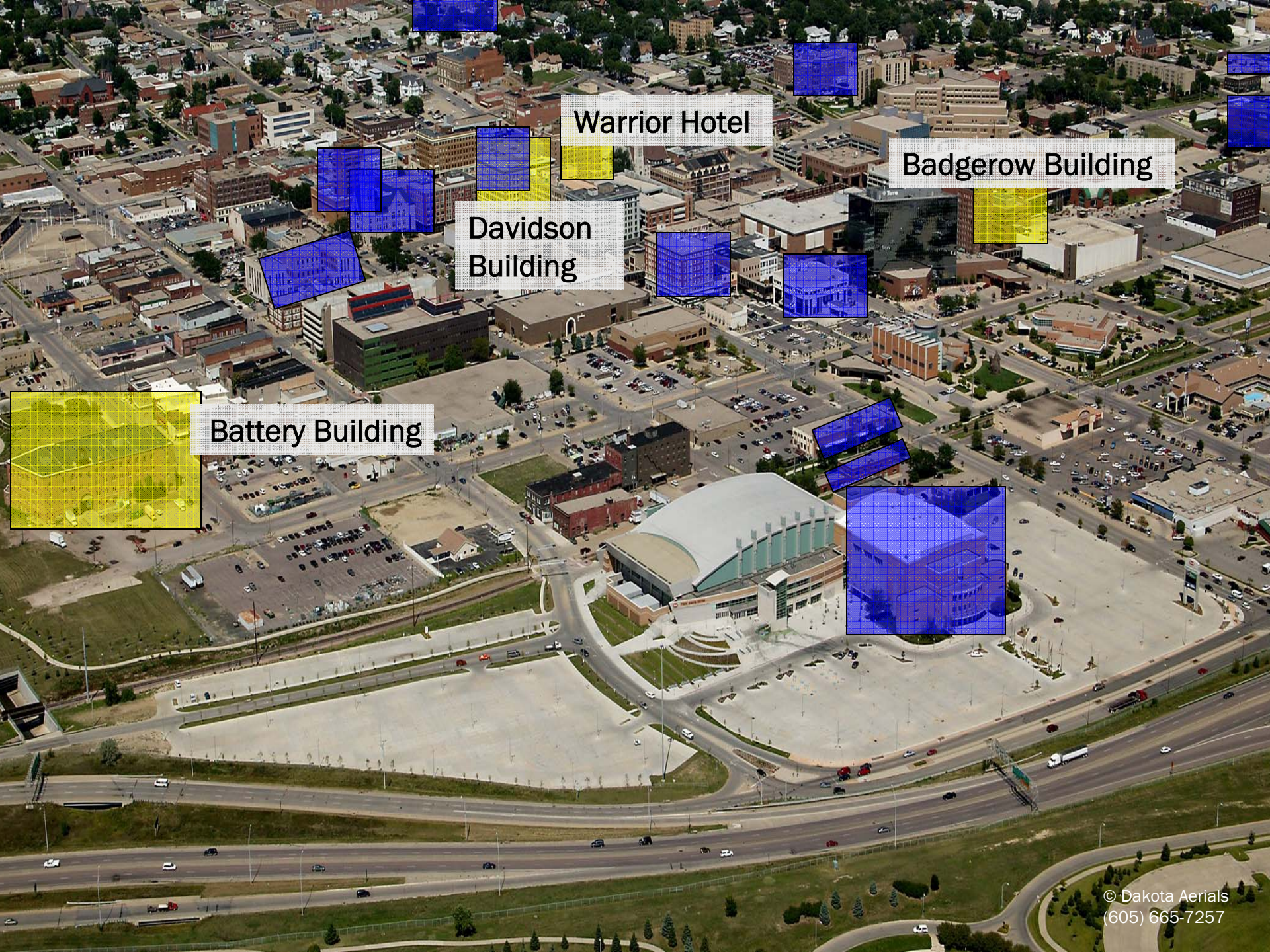
Incentive bundling for historic buildings
Battery, Badgerow, Davidson, Warrior

- Income based assessment
- Remove state historic tax credit caps
- Property valuation freeze during construction
- Extend enterprise zone benefits to historic properties
- Personal income tax exemption for primary residence
- Establish cultural district

Regents School of Design

Year round studio space for undergraduate and graduate work,
office/administration space, and lecture space





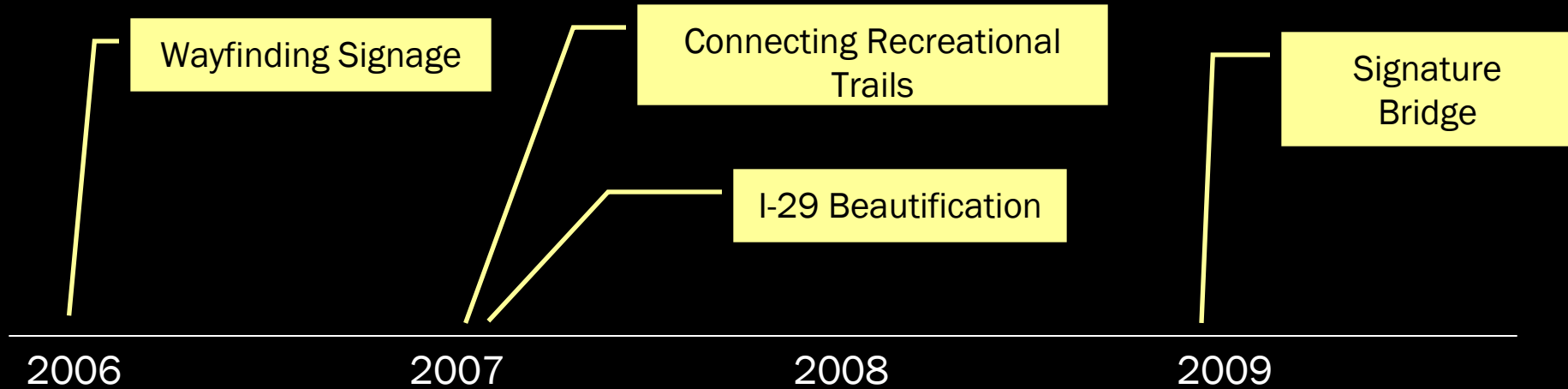
Warrior Hotel

Badgerow Building

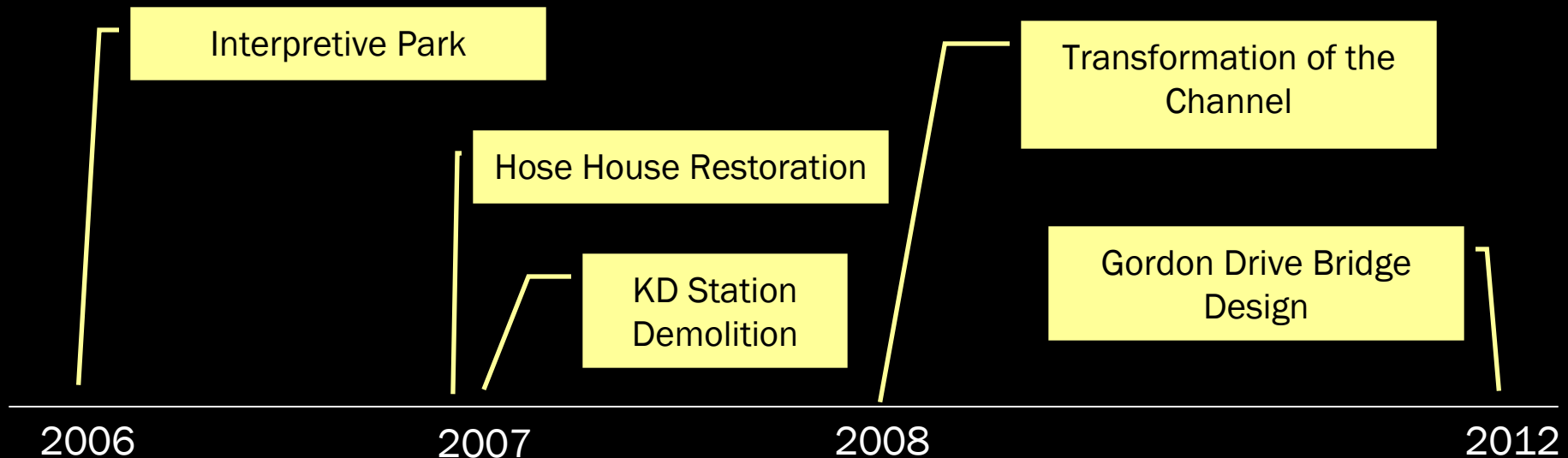
Davidson Building

Battery Building

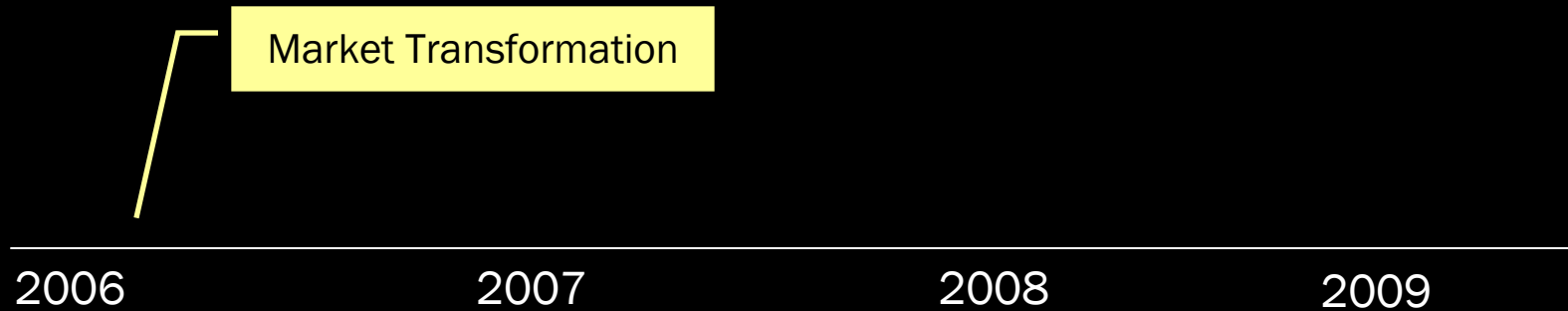
Front Door Riverfront Access Timeline



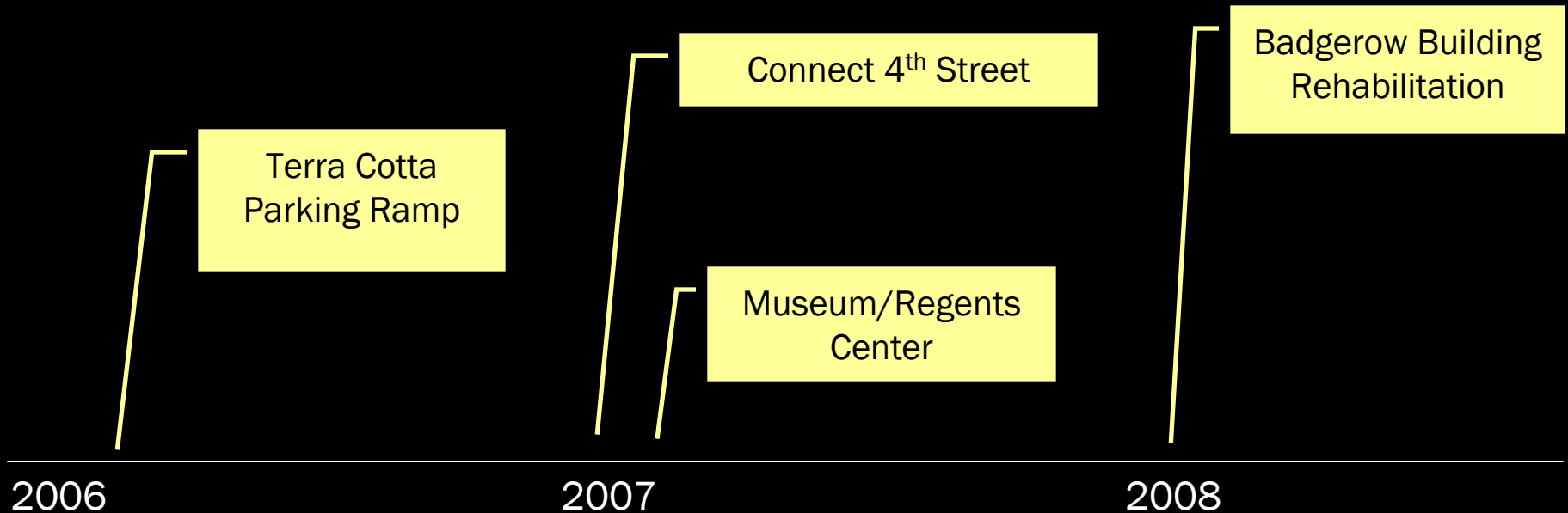
The Yards Timeline



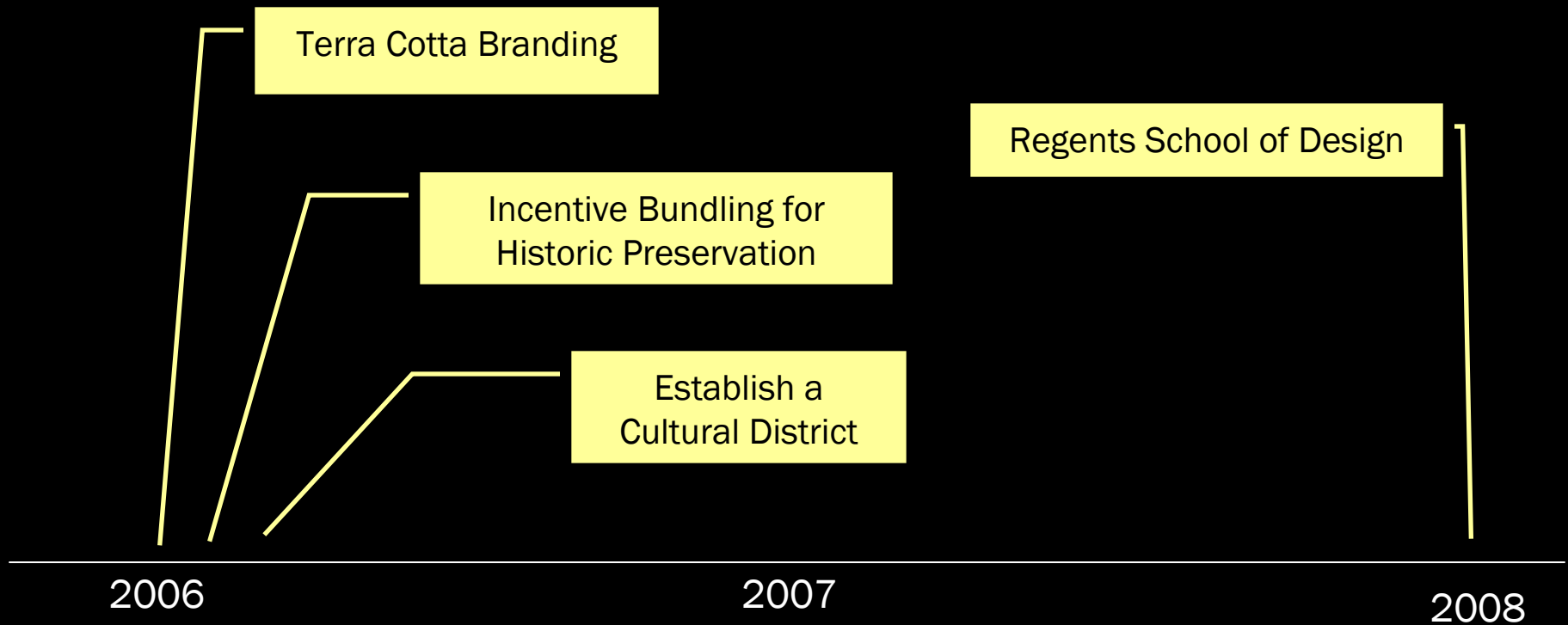
Floyd Blvd. Local Foods Market Timeline

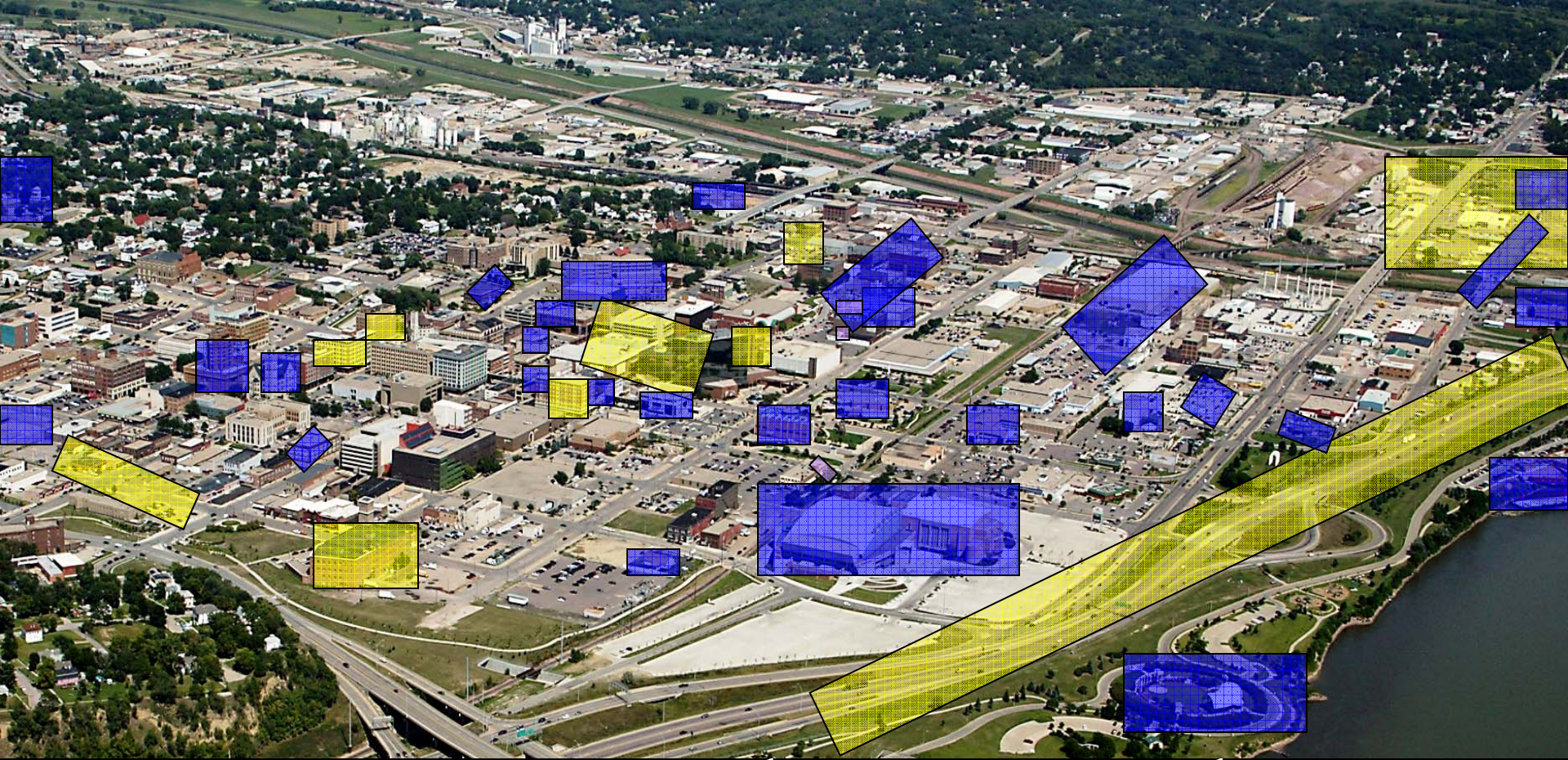


4th Street Place Timeline



Sioux City School of Architecture Timeline





Areas to Connect



Downtown Sioux City.

COME MAKE THE
CONNECTION WITH US.